



THE A-TEAM

RE/MAX FIRST

99 EVANSBOROUGH Crescent, Calgary T3P 0M3

MLS®#: A2184913 Area: Evanston Listing: 01/01/25 List Price: \$603,999
Status: Active County: Calgary Change: -\$6k, 09-Jan Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2013
Finished Floor Area: 1,419
Lot Sz Ar: 2,799 sqft
Ttl Sqft: 1,419

DOM

8
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot, Sloped
Park Feat: Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony, BBQ gas line, Dock, Lighting
Construction: Vinyl Siding, Wood Frame
Flooring: Ceramic Tile, Vinyl, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Int Feat: Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Kitchen, 4pc Bathroom, Bedroom, and Dining Room with their respective levels and dimensions.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1213278

Remarks

Pub Rmks:

****QUICK POSSESSION** WELCOME to your dream home! This stunning 2-storey home built by Morrison Homes is located in the family-friendly community of EVANSTON. On a quiet street, this home boasts many upgrades and a thoughtfully designed main level that welcomes you to the warmth of brand-new vinyl floors. The 9-foot ceiling enhances the brightness and feeling of greater space. Huge windows provide tons of natural light. A decent-sized DEN on the main floor is perfect for additional work, play, and entertainment space. Spacious kitchen area with upgraded white cabinets, quartz countertops, and stainless-steel appliances. The upper floor has 3 generous bedrooms. The master bedroom has a walk-in closet and upgraded ensuite, Window coverings and second-floor areas are complemented by durable vinyl plank flooring installed 6 months ago. The home has new roofing, gutters, and back siding. Fantastic balcony with a natural gas line for your BBQ, where you can relax and spend quality time in the wide-open view, the backyard is fully fenced, stoned, and landscaped leading to a spacious double detached garage with durable stain-resistant Epoxy flake flooring. Steps to Our Lady of Grace K-9 School! Playgrounds, walking paths, transit, and other amenities are close by. With easy access to major roads like Stoney, Deerfoot, and 144 Avenue NW, you'll be well-connected to go anywhere you want to explore. Schedule your viewing today!**

Inclusions:
Property Listed By:

None
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











